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## **STAFF COMMENTS FOR PLANNING COMMISSION**

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**MEETING DATE:** July 19, 2006

**SITE PLAN:** **AFP-06-024**

**TITLE:** **Young Residence**

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
For 288 square foot screened-in porch

**ADDRESS:** 609 Lake Varuna Drive

**ZONE:** MXD (Mixed Use Development)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Applicant: Anvil Homes – Steven Bentzel  
Owner: Gary Young

**STAFF PERSON:** Jacqueline Marsh, Planner

**Enclosures:**

Staff Comments  
Exhibit 1: Application  
Exhibit 2: Site location map  
Exhibit 3: House location plat  
Exhibit 4: House location plat with proposed addition  
Exhibit 5: Photographs of the property  
Exhibit 6: Approval letter, dated July 11, 2006, from LCADRC  
Exhibit 7: Waiver letter  
Exhibit 8: Proposed addition elevations

## **STAFF COMMENTS**

The subject property, 609 Lake Varuna Drive, Lot 3, Block H, is located east of Main Street and north of Gatestone Street in the Lakelands subdivision (Exhibit #2). It is in the MXD (Mixed Use Development) Zone. The applicant is proposing to add a 288 square foot screened-in porch. Planning Commission approval for this application is required because the screened-in porch will be expanding the footprint of the structure. The applicant has requested that the Planning Commission waive the 26-day submission requirement (Exhibit #7) in order that this application be reviewed at the July 19, 2006, Planning Commission meeting. This would require a separate motion prior to the Commission review of the plan.

The applicant is proposing an 18-foot by 15-foot screened-in porch, which will be located in the rear of the house. The vinyl siding and fiberglass roofing of the screened-in porch will match that of the existing house. The applicant has received approval for the screened-in porch from the Lakelands Community Association's Design Review Committee (Exhibit #6).

Staff finds this application in conformance with §24-170 and §24-172, Chapter 24 of the City Ordinance and recommends approval with one condition:

1. The applicant shall adhere to the stipulation as mandated by the LCADRC that the vertical surfaces of the porch shall be painted/stained white or off white to match the existing trim.

## AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application # AFP-06-024  
 Date Filed 6-20-06  
 Total Fee \$300.00 Paid 7-10-06

**RECEIVED**  
 JUL - 5 2006  
 PLANNING & CODE  
 ADMINISTRATION

### 1. SUBJECT PROPERTY

Project Name 609 Lake Varuna Drive  
 Street Address \_\_\_\_\_  
 Zone Lakeland Historic area designation ☐ Yes ☒ No  
 Lot 3 Block H Subdivision Lake lands  
 Tax Identification Number (MUST BE FILLED IN) 03250256

### 2. APPLICANT

Name Anvil Homes LLC  
 Street Address 4552 Cap Stine Rd Suite No. \_\_\_\_\_  
 City Frederick State MD Zip Code 21703  
 Daytime Telephone 240-405-0368

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name N/A  
 Architect's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Engineer's Name \_\_\_\_\_  
 Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Developer's Name N/A  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name Greg A. & Karen S. Young  
 Street Address 605 Lake Varuna Dr Suite No. \_\_\_\_\_  
 City Gaithersburg State MD Zip Code 20878  
 Daytime Telephone 301-461-0476

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Name of previously approved Final Plan \_\_\_\_\_

AFP-06-024  
 # 1  
 7.19.06

# 6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Build Deck with screened in porch with roof

# 7. PROJECT DETAIL INFORMATION

## a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: Total number 0

Total number per shift 0

Resident estimate: Total number 0

Total number per dwelling unit 0

## b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)		
2.	Site Area (acres)		
3.	Total Number of Dwelling Units/Lots		
4.	Height of Tallest Building		
5.	Green Area (square feet)		
6.	Number of Dwelling Units/Acre		
7.	Lot Coverage (Percent)		
8.	Green Area (Percent)		
9.	Residential		
a.	Single Family Detached # Units		
b.	Single Family Attached # Units		
c.	Multi-Family Condo # Units		
d.	Multi-Family Apartment # Units		
e.	Other		
10.	Retail/Commercial Sq. Ft.		
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.		
12.	Office/Professional Sq. Ft.		
13.	Warehouse/Storage Sq. Ft.		
14.	Parking		
15.	Shared Parking/Waiver		
16.	Other		
17.	Total		

## SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Steven L Bentzel

Applicant's Signature Steven L Bentzel

Date 6-20-06

Daytime Telephone 210-405-0368

AFP-06-024 609 Lake Varuna Drive



PENGAD-Bayonne, N. J.

AFP-06-024  
#2  
7-19-06

## FINAL LOCATION PLAT

LOT 3

BLOCK H

PLAT 25

## LAKELANDS

Montgomery County, Maryland

Scale: 1"=30'

April 14, 2000

Plat Book 192

Plat # 20976

MACRIS, HENDRICKS and GLASCOCK, P.A.

ENGINEERS \* PLANNERS \* SURVEYORS

9220 WIGHTMAN ROAD, MONTGOMERY VILLAGE, MD. 20886

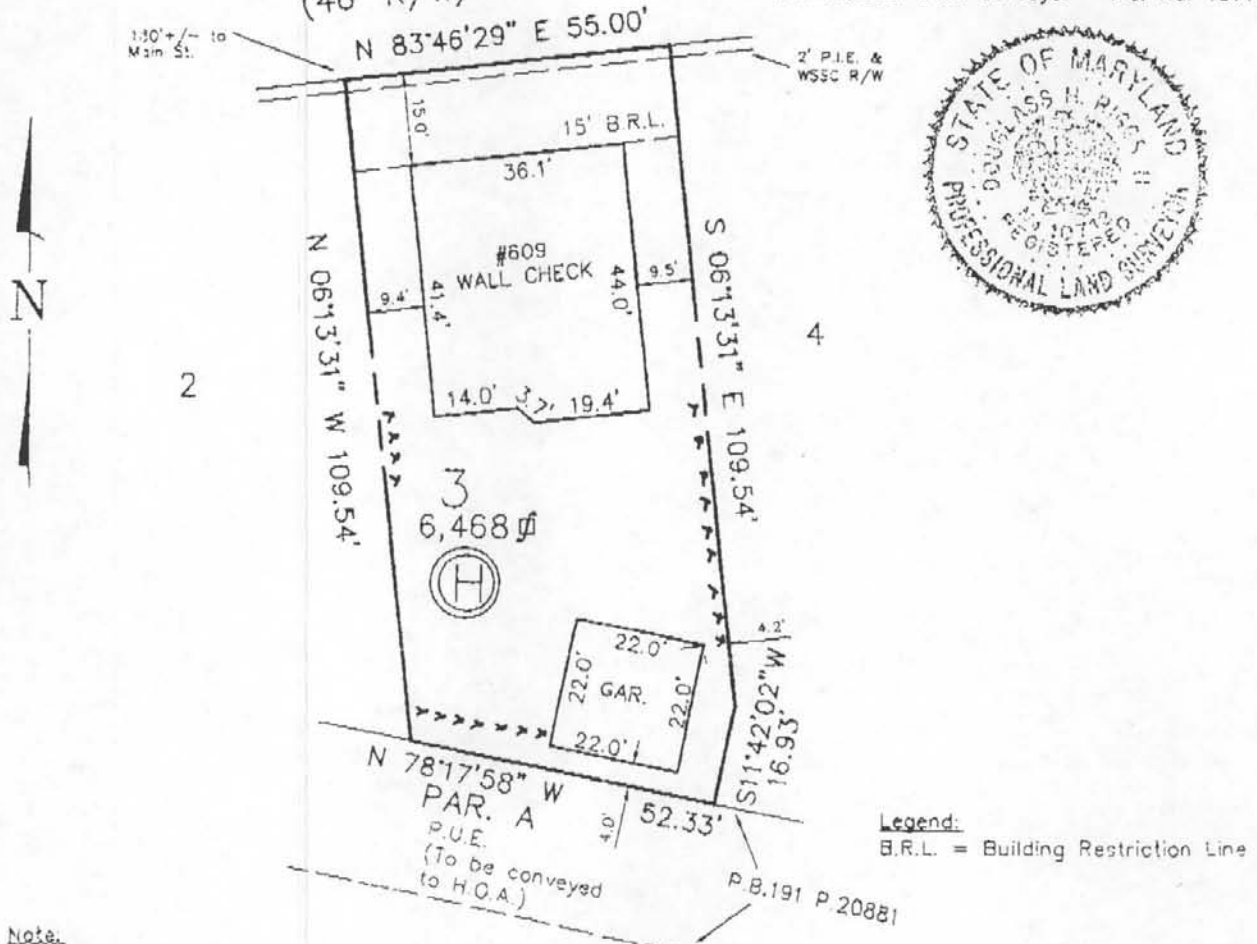
(301) 670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, MD. The improvements were located by acceptable surveying practices made on April 13, 2000. Unless shown hereon, there are no visible encroachments. I further certify that no portion of the property lies within the designated 100 year flood plain as reflected on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency.

LAKE VARUNA DRIVE  
(46' R/W)

*Douglas H. Riggs, III*  
Douglas H. Riggs, III

Professional Land Surveyor Md. No. 10712



## Note:

15' foot wide extinguishable slope easement along street frontage granted on record plat.  
Existence of property corner markers not guaranteed by this survey, unless indicated hereon.  
No title report furnished. Not to be used for the construction of fences or other improvements. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. All distances shown are plus or minus 0.3 of a foot (±).

Field	WC	F
Draft	RF	
Check	BH	
	CK	
MH&G # 98-377		

AFP.06.024  
#3  
7.19.06



GARY  
young

# FINAL LOCATION PLAT

LOT 3

BLOCK H

PLAT 25

## LAKELANDS

Montgomery County, Maryland

Scale: 1"=30'

April 14, 2000

Plat Book 192

Plat # 20976

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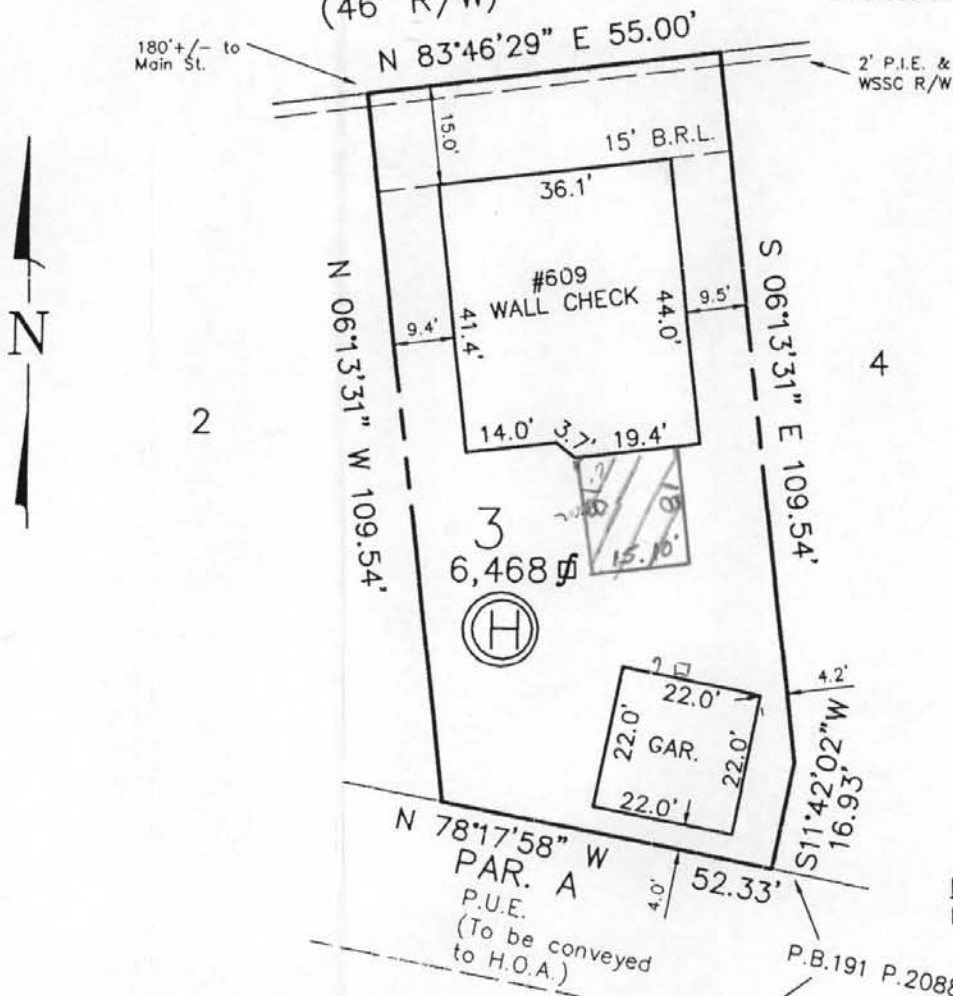
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### Legend:

B.R.L. = Building Restriction Line

WC F  
Field RF

AFP.06.024

#4

7.19.06

AFP-06



AFR.06.024  
#5  
7.19.06

PENGLD-Bayonne, N. J.







## ComSource Management, Inc

[www.lakelands.org](http://www.lakelands.org)

Lakelands Community Association  
960 Main Street  
Gaithersburg, MD 20878  
P. 240-631-8338  
F. 240-631-8311

July 11, 2006

Gary Young  
609 Lake Varuna Dr  
Gaithersburg, MD 20878

Dear Mr. Young

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

**Change(s)    Add a screened porch to back of house**

Approved with the following stipulation

- **Vertical surfaces to be painted/stained white or off white to match existing trim**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

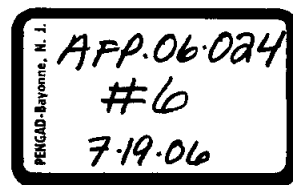
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at [Debbie@lakelands.org](mailto:Debbie@lakelands.org)

Sincerely,

Deborah Durham, CMCA ®  
Community Property Manager  
Lakelands Community Association

cc:      UNIT FILE



Planning Commission  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

Dear Planning Commission:

According to Planning Commission's Rules of procedure, Section 8A states the following:

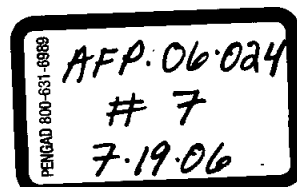
***Section 8 - Evidence and Submission Guidelines***

*A. In all cases in which the applicant is required to submit a plan for consideration by the Planning Commission at a hearing (i.e., preliminary plan of subdivision, site plan review, etc.), the applicant shall submit those plans twenty-six (26) calendar days before the first meeting of the month, except for Consent items. Any revisions to the plan as filed shall be submitted to staff for inclusion in the record by noon on the 12<sup>th</sup> calendar day before the hearing date. If the applicant submits a revised plan less than twelve (12) calendar days before the hearing, the Planning Commission may proceed with the hearing only after granting a plan submission time waiver for good cause shown by the applicant for submitting the revised plan late.*

I am hereby requesting the Planning Commission specifically waive this section of the Rules of Procedure with the outcome that my application be heard by the Planning Commission even though it has not been submitted within the twenty-six (26) day filing date.

Thank you,

*Grant Young*  
*Grant Young*  
*609 Lake Marana Dr.*  
*Gaithersburg, MD 20878*





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PLANNING & CODE  
ADMINISTRATION

AFIP.06.024  
#8  
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